



TIIF Council Meeting

11/16/2022



Agenda

- ▶ Welcome and Introductions
- ▶ Approval of the July 20, 2021, Meeting Minutes
- ▶ Summary of TIIF Program Improvements
- ▶ Status of Previous Approvals
- ▶ Review of Received TIIF Grant Applications
- ▶ Executive Session (AS NECESSARY)
- ▶ Vote on Received TIIF Grant Applications
- ▶ Future Meetings
- ▶ Public Comment
- ▶ Adjournment



Excellence in Transportation.

Every Trip.

We strive to make every trip taken in Delaware safe, reliable and convenient for people and commerce.

Every Mode.

We provide safe choices for travelers in Delaware to access roads, rails, buses, airways, waterways, bike trails and walking paths.

Every Dollar.

We seek the best value for every dollar spent for the benefit of all.

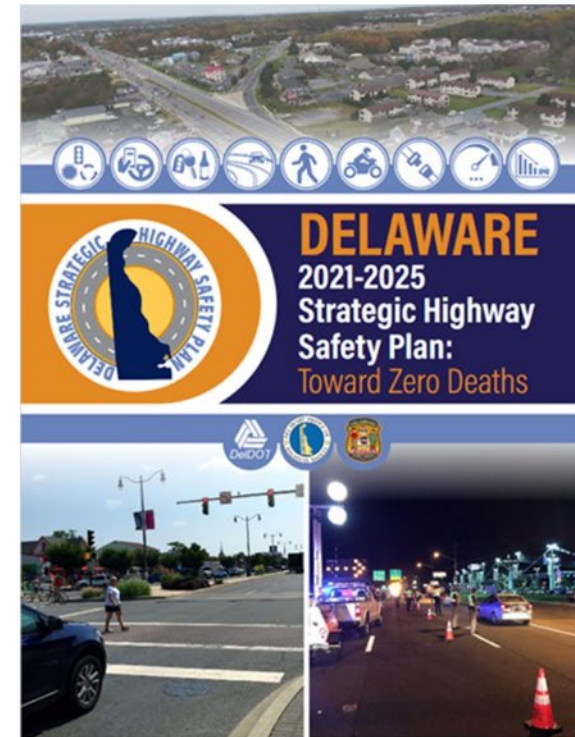
Everyone.

We engage our customers and employees with respect and courtesy as we deliver our services.



SAFETY

Delaware Traffic Fatalities as of 11/14/2022						
	2022	2021		2020		
		Year-to-Date	Totals	Year-to-Date	Totals	
Fatalities	134	123	↑ 9%	139	106	↑ 26%
Delaware Residents	99	103	↓ -4%	100	83	↑ 19%
Person Types						
Vehicle Occupant	81	74	↑ 9%	83	69	↑ 17%
Pedestrian	27	23	↑ 17%	30	21	↑ 29%
Bicyclist	5	2	↑ 150%	2	2	↑ 150%
Motorcyclist	21	24	↓ -13%	24	14	↑ 50%
Crash Types						
Curve Related	15	20	↓ -25%	23	18	↓ -17%
Roadway Departure	45	55	↓ -18%	59	42	↑ 7%
Intersection Related	41	44	↓ -7%	53	31	↑ 32%
Median Crossover	6	7	↓ -14%	7	3	↑ 100%
Wrong Way	5	0	↑ N/A	0	1	↑ 400%
Work Zone	3	6	↓ -50%	8	3	0%

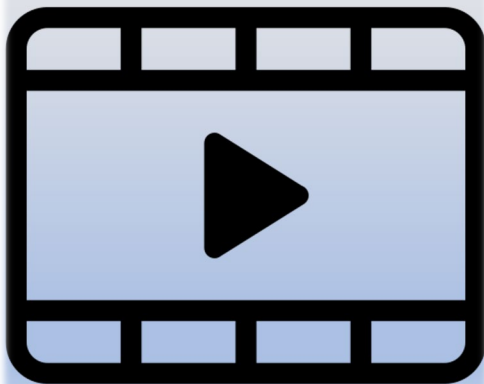


Summary of TIIF Program Improvements

Focus on increasing quality and quantity of applications



Development Coordination

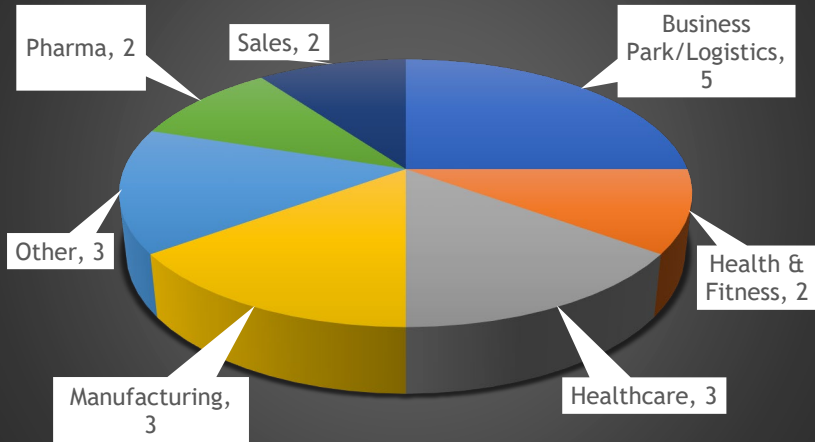


§ 8422. Transportation Infrastructure Investment Fund; Fund Council.

(a) The Transportation Infrastructure Investment Fund (Fund) is established to invest in transportation infrastructure in order to attract new businesses to this State and create a significant number of direct, permanent, quality, full-time jobs.

Status of Previous Approvals

Total of 20 TIIF Awards



Total amount awarded to date:
\$27,622,558.32

Total jobs created: 9,183

Project Name	Awarded Amount	# of Jobs Created	# of Jobs Relocated/ Maintained	Construction Started Y/N/C(omplete)
ROUND ONE (Term Ends 10/2023)				
Incyte	\$ 1,092,154.00	952	851	N
CHRF LLC	\$ 250,000.00	18	49	C
FMIV ANA	\$ 600,000.00	159		Y
Lakeshore Motor Company	\$ 521,929.10	25	20	N
Miller Metal Fabrication	\$ 313,000.00	6	90	Y
NKS Distributors	\$ 1,151,816.90	4	133	Y
TidalHealth/Peninsula Regional Health Systems	\$ 3,570,000.00	150		N
TOTALS	\$ 7,498,900.00	1314	1143	

ROUND TWO (Term Ends 2/2024)				
1313 Owner, LLC	\$ 825,000.00	1000	1800	N
City of Seaford -Ross Business Park	\$ 750,156.00	1100	0	Y
Claymont Properties	\$ 395,091.62	4630	0	C
LPC First State Holding fka D2 Pencader	\$ 4,489,794.93	182		N
M and E Properties, LLC	\$ 225,000.00	8	2	N
Whitehall Ventures	\$ 1,100,000.00	72		Y
TOTALS	\$ 7,785,042.55	6992	1802	

ROUND THREE (Term Ends 11/2024)				
Churchmans 273 LLC	\$ 2,500,000.00	90		N
STA Pharmaceutical USA	\$ 2,100,000.00	500		N
Light Action/City of Wilmington	\$ 3,673,800.00	16	64	N
The Challenge Program LLC/City of Wilmington	\$ 1,003,300.00	12	7	N
TOTALS	\$ 9,277,100.00	618	71	

ROUND FOUR (Term Ends 3/2025)				
Bayhealth Route 9	\$ 978,722.41	61	8	Y
TOTAL	\$ 978,722.41	61	8	

ROUND FIVE (Term Ends 8/2025)				
Devreco LLC	\$ 396,814.00	37		N
Plantations Medical Center LLC	\$ 1,685,979.36	161		N
TOTAL	\$ 2,082,793.36	198		

GRAND TOTALS **\$ 27,622,558.32** **9183** **3024**

Status of Previous Approvals (continued)

* = New update since last meeting

Round
1

One project completed in 2021
Three projects in construction, nearing completion
Three projects have been delayed

➔ Term Ends 10/2023

Round
2

One project completed in 2022
*Three projects in construction
*Reassignment Agreement in process of execution
*One project has been delayed

➔ Term Ends 2/2024

Round
3

*One project has broken ground
*Two projects have not been initiated
*Reassignment request pending from successor developer

➔ Term Ends 11/2024

Status of Previous Approvals (continued)

Round
4

*Agreement executed; construction nearing completion



Term Ends 3/2025

Round
5

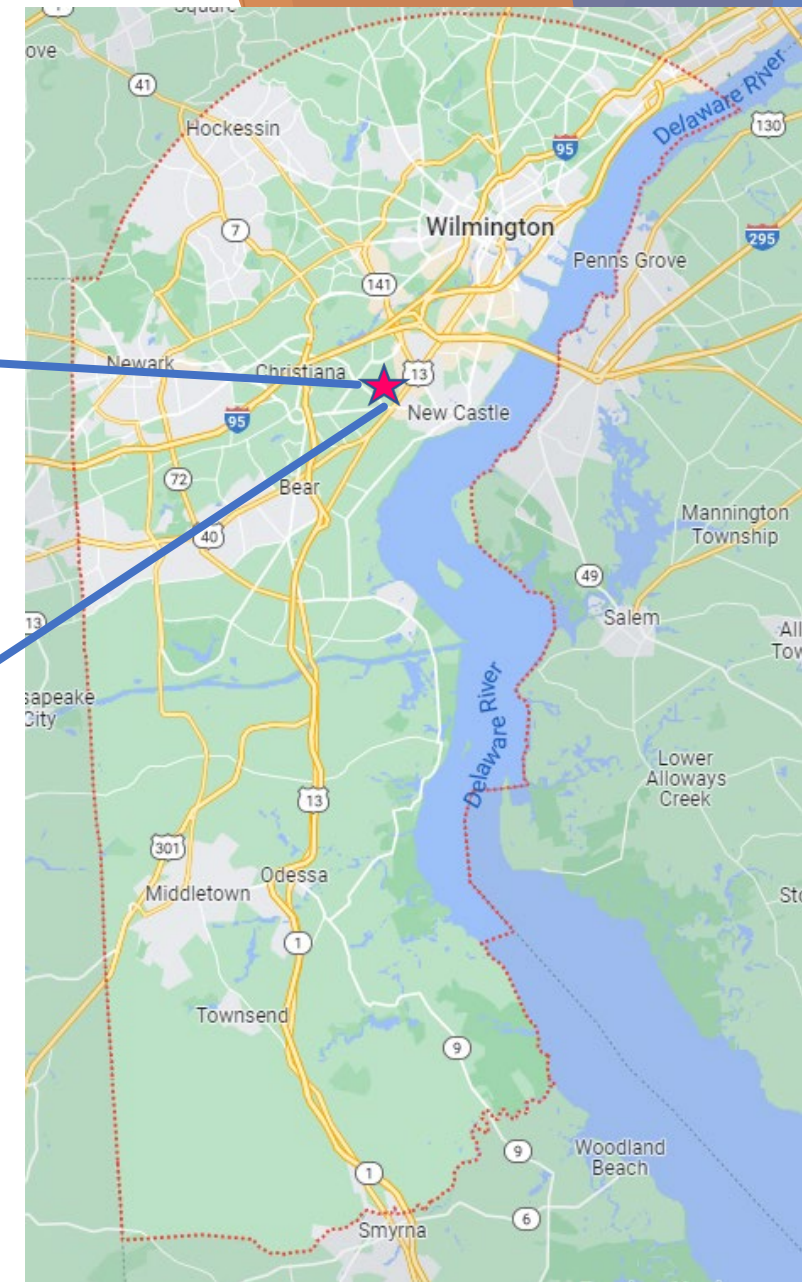
*Agreements executed; projects have not been initiated



Term Ends 8/2025

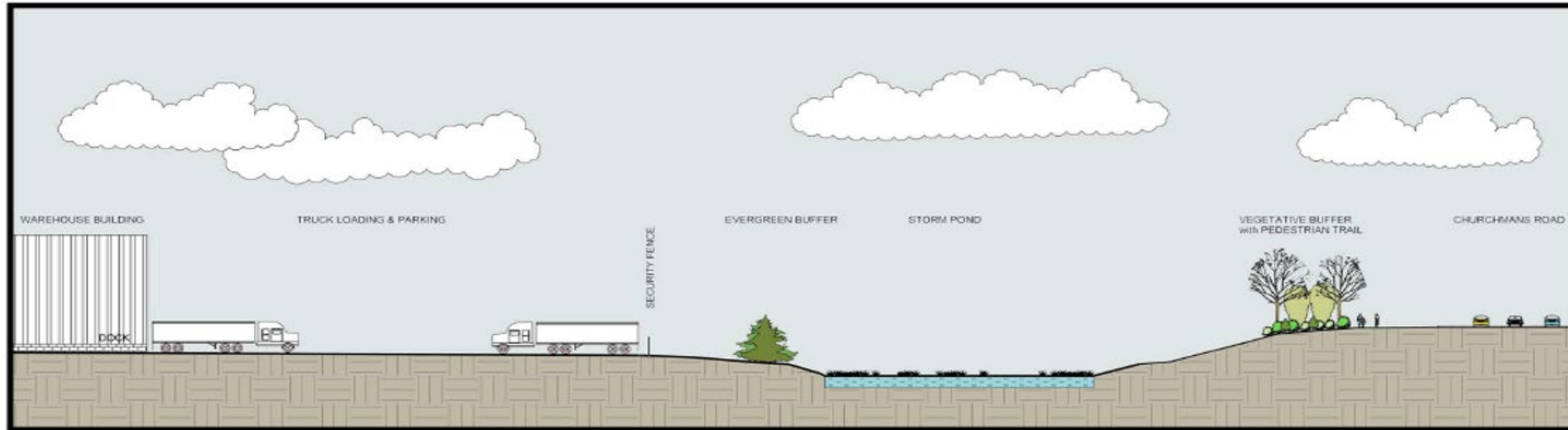
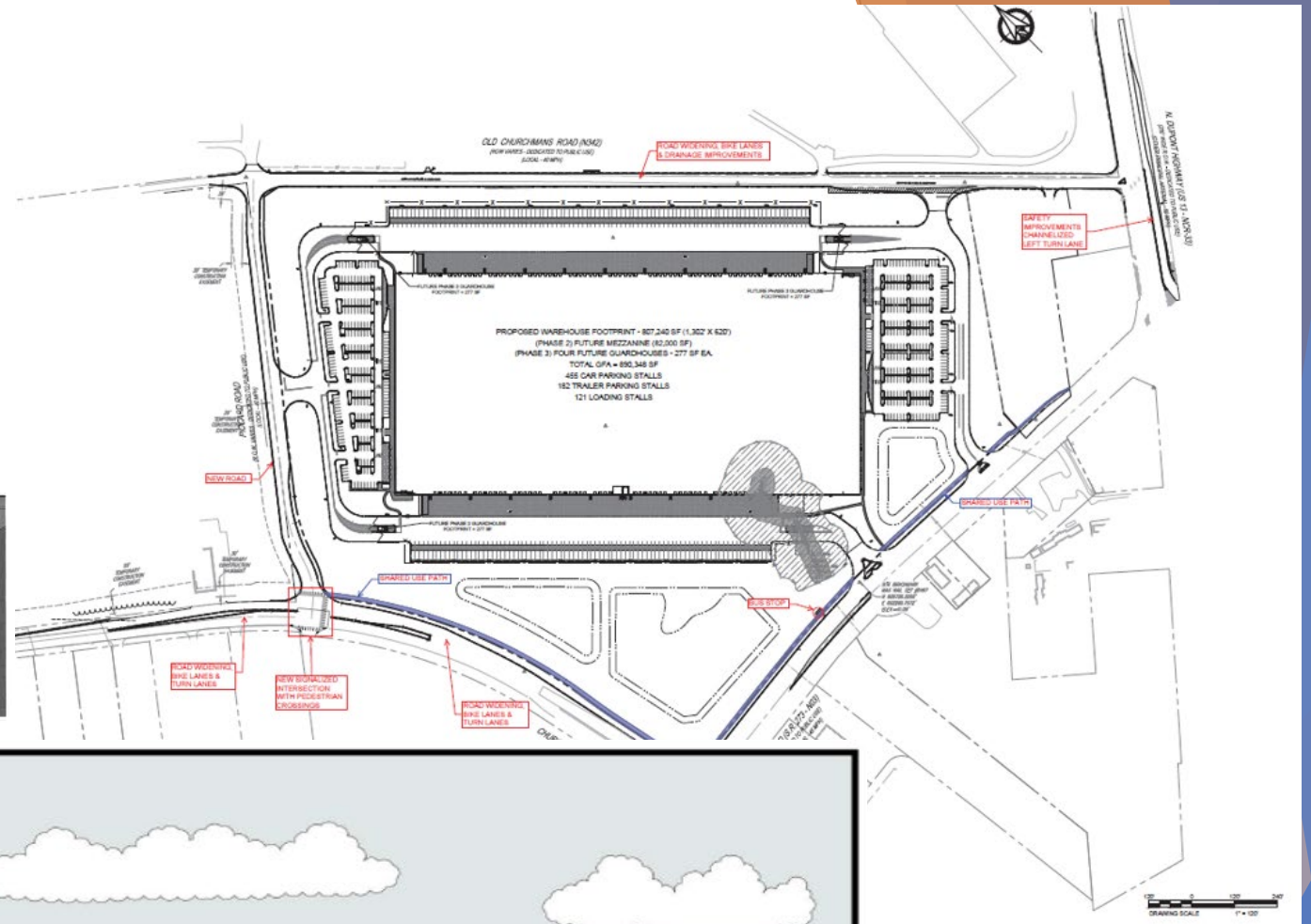
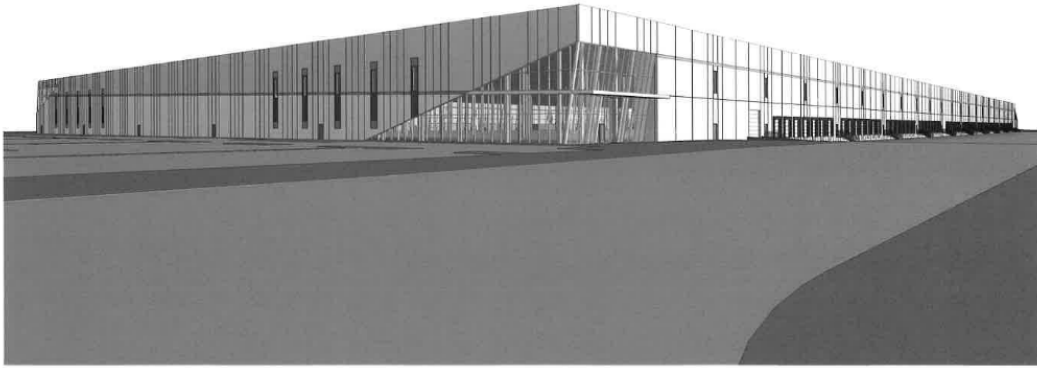
Current Amount Available for Awards: \$16,477,441.68

KSIP I Piccard LLC (Round 3 Project fka Churchmans 273 LLC)



120 Piccard Road, 30 Old Churchmans Road,
New Castle, near intersection with US
13/Hares Corner

KSIP | Piccard LLC



A SECTION / ELEVATION A
LOADING AREA with EVERGREEN BUFFER, STORMWATER POND and VEGETATIVE BUFFER with PEDESTRIAN TRAIL

KSIP I Piccard LLC

- ▶ Project Description: Approved in Round 3 for an award of \$2.5 million with 90 jobs, signed TIIF Agreement dated November 2021; site sold in December 2021; received Site Readiness Fund award of \$1 million in May 2022; 890,348 square feet of industrial warehousing/logistics; site construction is underway; no identified tenants or leases; site is being actively marketed
- ▶ TIIF Scope of Work: Same as previously awarded, with two exceptions:
 - ▶ Dedicated northbound left turn lane on Churchmans Road (DE 58) into HSBC entrance to remain as is
 - ▶ No exit from truck dock onto Churchmans Road (DE 58) (entrance removed from previous scope)
- ▶ Employment Standard: 90 New Jobs in Year 3
- ▶ Public Endorser: Charuni Patibanda, Director, NCC Office of Economic Development

KSIP I Piccard LLC

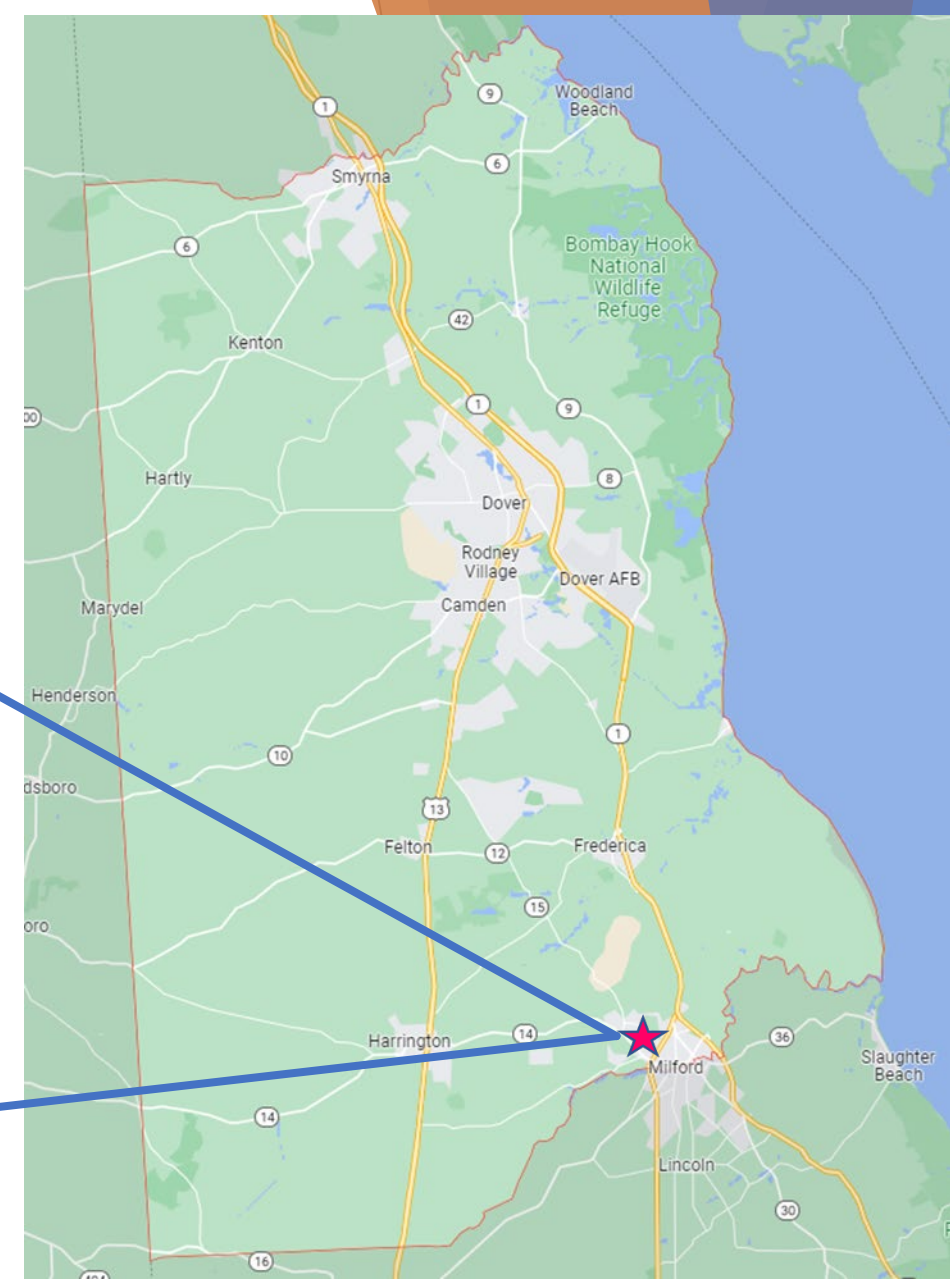
- ▶ Financial Stability: No items of concern; validly organized and in good standing; valid business license; no compliance issues with other state agencies
- ▶ Performance Measures:

KSIP I Piccard LLC (reassignment request for Churchmans 273 LLC, Agreement dated 11/24/21) Warehousing Space		\$5,000,000.00
Performance Measures	Data	
Total Jobs Created/Maintained by Year 1		
Total Jobs Created/Maintained by Year 3	90	
Public Benefit - Transportation Safety	SB US 13 widening with channelization of dedicated dual LTLs to prevent weave by vehicles exiting Old Churchmans Road; Dedicated WB LTL into HSBC entrance and widening for median and guardrail at Churchmans/Piccard Roads	
Public Benefit - Transportation Connectivity	Shared use path along SR 273 connect to existing ped network; Churchmans Road from SR 273 to Piccard Road	
Public Benefit - Transportation Investment (TIIF \$ Investment/ADT Volume on Frontage Roads) [Churchmans Rd = 9974 ADT]	\$501.30	
Public Benefit - Services	Transit stops	
State Strategies Investment Level	Level 1	
Employment Impact (TIIF \$ Investment/Total Jobs Year 3)	\$55,555.56	
Employment Impact (No. of Jobs Created per Federal Tax Bracket 2021)		
	12% tax bracket: 81 jobs	\$25,000-\$40,525
	22% tax bracket: 9 jobs	\$40,526-\$86,375
	24% tax bracket: 0 jobs	\$86,376-\$164,925
	35% tax bracket: 0 jobs	\$209,426-\$523,600
Developer Financial Commitment (TIIF \$ Investment/Developer Site \$ Investment)	5.26%	
Other Current Grant Funding Sources/Applications	\$1 million Site Readiness/May 2022	
IMPLAN Assessment - Projected Annual State and Local Tax Collections Increase	\$4,802,805.00	

KSIP I Piccard LLC

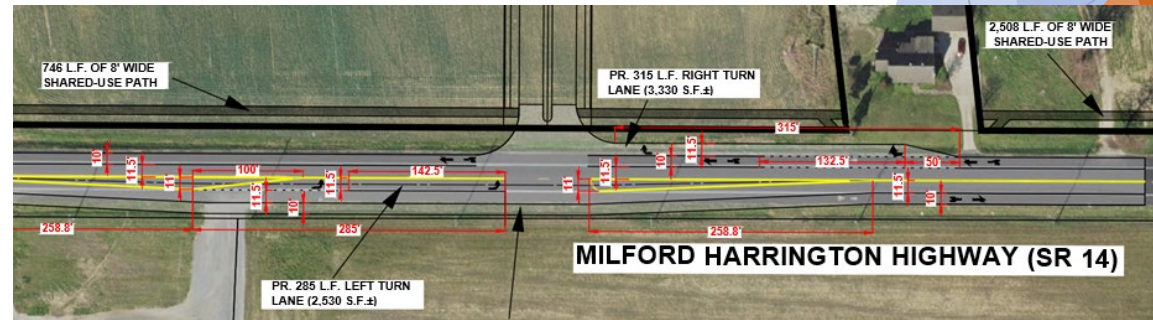
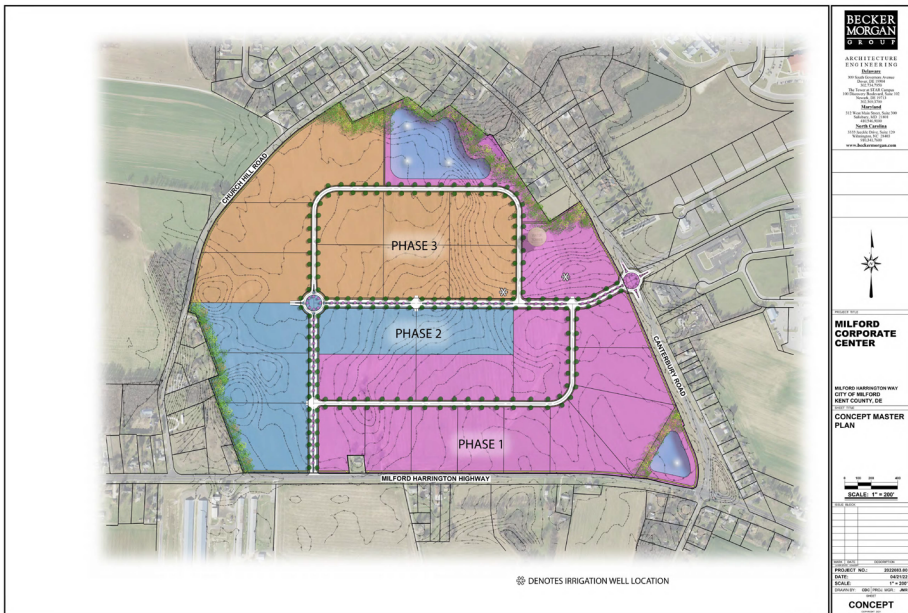
- ▶ Summary: The Applicant has applied for reassignment of the Churchmans 273 LLC award (\$2.5 million previously awarded in Round 3) and an increase in funding to \$5,000,000 (\$1 million Site Readiness Fund awarded)
- ▶ Application includes TIIF Scope of Work, associated utility relocation, and inspection services
- ▶ Discussion

City of Milford Industrial Park



Milford-Harrington Highway, Milford, near intersection with Canterbury Road

City of Milford Industrial Park



City of Milford Industrial Park

- ▶ **Project Description:** Proposed 1.6 million square feet of office (20% - Business Park zoning) and warehouse (80% - Light Industrial zoning) on 27 lots to be built in 3 phases; construction is expected to begin in late 2023, with 2 lots of Phase 1 (75,000 square feet of office/warehouse) by 2025; no identified tenants or leases; received \$100,000 Level 1 Site Readiness Fund, has applied for \$1 million Level 2 Site Readiness Fund.
- ▶ **TIIF Scope of Work:** Three-legged roundabout at Canterbury Road/Airport Road/Site entrance, associated utility relocations, 8-foot shoulders on Canterbury Road along site frontage; full movement entrance on Milford-Harrington Highway with dedicated left turn lane and right turn lane with 5-foot bike lane; shared-use path along both frontages and pedestrian crossing at Canterbury Road/Milford-Harrington Highway signalized intersection; additional scope of work is pending finalization of Traffic Impact Study
- ▶ **Employment Standard:** 43 New Jobs in Year 3
- ▶ **Public Endorser:** State Sen. Collin R.M.J. Bonini, 16th District

City of Milford Industrial Park

- ▶ Financial Stability: No items of concern; validly organized and in good standing; valid business license; no compliance issues with other state agencies
- ▶ Performance Measures:

City of Milford (COM) Industrial Park		\$2,766,799.89
Performance Measures	Data	
Total Jobs Created/Maintained by Year 1	0	
Total Jobs Created/Maintained by Year 3	43	
Public Benefit - Transportation Safety	Roundabout at entrance/Airport Rd/DE 15, add 8' shoulders on DE 15, full movement entrance with aux lanes on DE 14, potnetial intersection improvements to DE 14/DE 15 intersection (TIS in progress)	
Public Benefit - Transportation Connectivity	SUP along frontages	
Public Benefit - Transportation Investment (TIIF \$ Investment/ADT Volume on Frontage Roads) [DE 14 = 11022 ADT, DE 15 = 7720]	\$251.03	\$358.39
Public Benefit - Services		
State Strategies Investment Level	Levels 1 & 2	
Employment Impact (TIIF \$ Investment/Total Jobs Year 3)	\$64,344.18	
Employment Impact (No. of Jobs Created per Federal Tax Bracket 2021)		
	12% tax bracket: 11 jobs	\$25,000-\$40,525
	22% tax bracket: 32 jobs	\$40,526-\$86,375
	24% tax bracket: 0 jobs	\$86,376-\$164,925
	35% tax bracket: 0 jobs	\$209,426-\$523,600
Developer Financial Commitment (TIIF \$ Investment/Developer Site \$ Investment)	13.50%	
Other Current Grant Funding Sources/Applications	Site Readiness \$100,000 Level 1 approved Site Readiness \$1,000,000 Level 2 applied	
IMPLAN Assessment - Projected Annual State and Local Tax Collections Increase		\$3,348,488.00

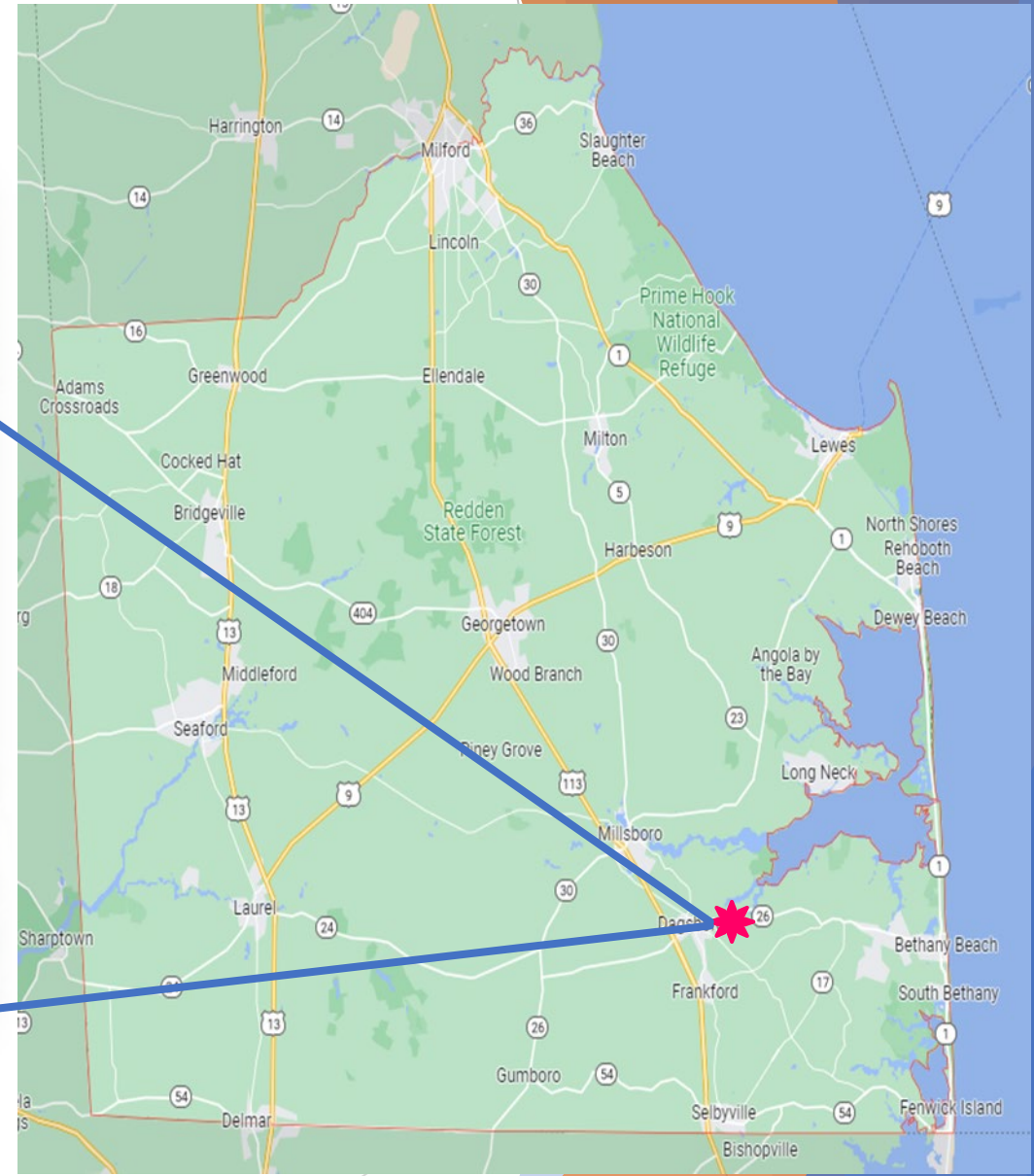
City of Milford Industrial Park

- ▶ Summary: The Applicant has applied for \$2,766,799.89 (\$100,000 Level 1 Site Readiness Fund awarded; \$1 million Level 2 Site Readiness Fund applied for)
- ▶ Application includes engineering design fees, TIIF Scope of Work, construction inspection services, contingency
- ▶ Discussion

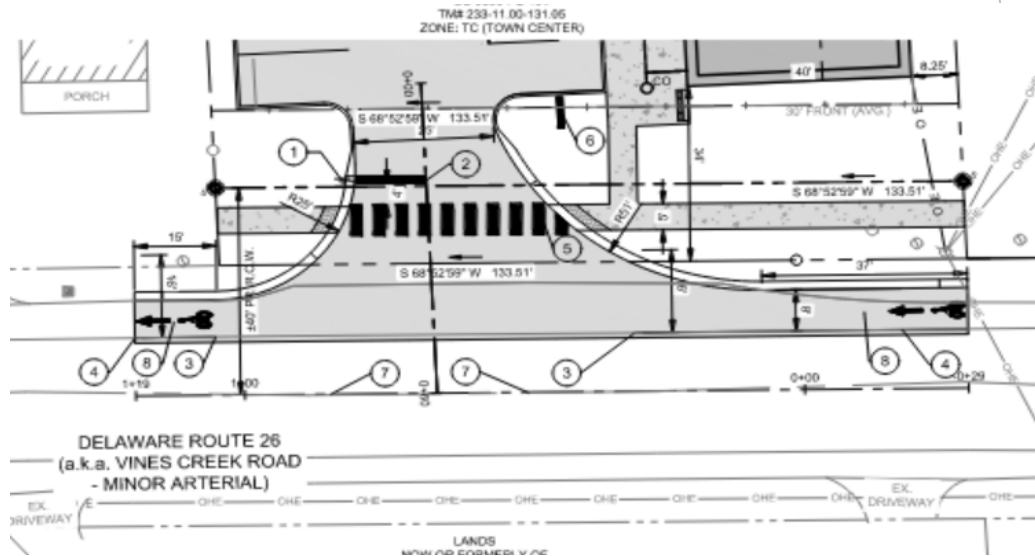
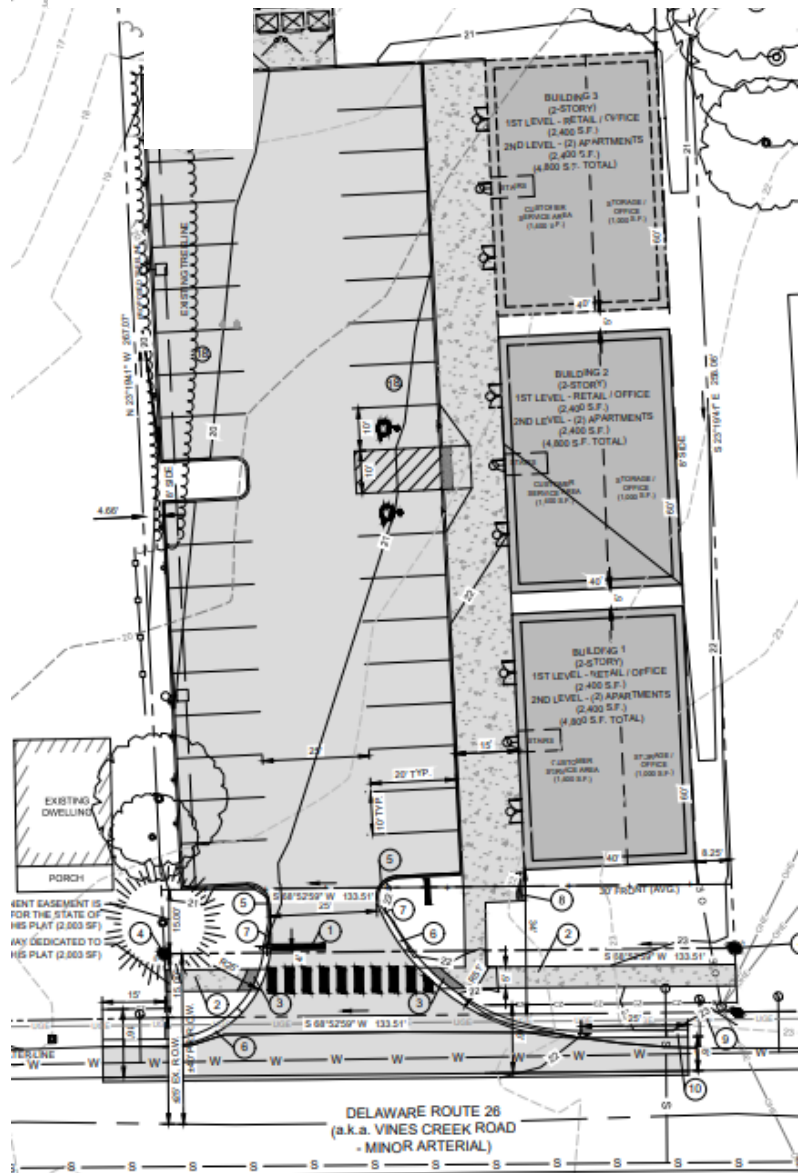
Snead Property Management LLC



29471 Vines Creek Road, Dagsboro, near intersection with Armory Road (SR 20)



Snead Property Management LLC



Snead Property Management LLC

- ▶ **Project Description:** Proposed 14,400 square feet of mixed-use commercial/residential; site construction is underway; no identified tenants or leases; commercial space is being actively marketed
- ▶ **TIIF Scope of Work:** Full movement site entrance, shared bike lane/shoulder, 5' wide sidewalk across frontage, drainage
- ▶ **Employment Standard:** 24 New Jobs in Year 3
- ▶ **Public Endorser:** Cynthia Brought, Administrator, Town of Dagsboro

Snead Property Management LLC

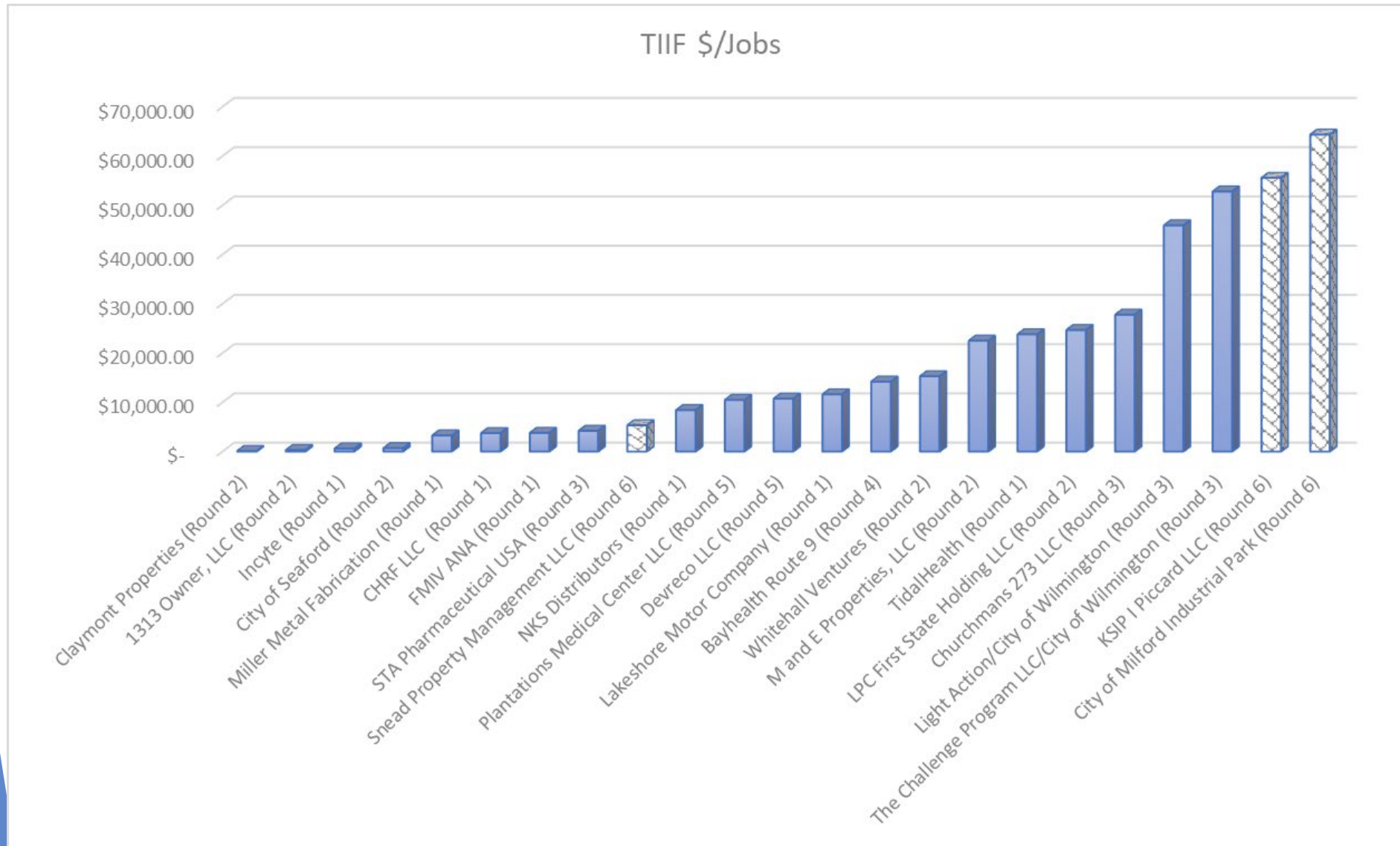
- ▶ Financial Stability: No items of concern; validly organized and in good standing; valid business license; no compliance issues with other state agencies
- ▶ Performance Measures:

Snead Property Mnnagement LLC General/Medical Office Space		\$128,005.36
Performance Measures	Data	
Total Jobs Created/Maintained by Year 1	24	
Total Jobs Created/Maintained by Year 3	24	
Public Benefit - Transportation Safety	Full movement entrance SUP across frontage with striped crosswalk	
Public Benefit - Transportation Connectivity		
Public Benefit - Transportation Investment (TIIF \$ Investment/ADT Volume on Frontage Roads) [Vines Creek Rd = 13651 ADT]	\$9.38	
Public Benefit - Services		
State Strategies Investment Level	Level 1	
Employment Impact (TIIF \$ Investment/Total Jobs Year 3)	\$5,333.56	
Employment Impact (No. of Jobs Created per Federal Tax Bracket 2021)		
	12% tax bracket: 14 jobs	\$25,000-\$40,525
	22% tax bracket: 3 jobs	\$40,526-\$86,375
	24% tax bracket: 7 jobs	\$86,376-\$164,925
	35% tax bracket: 0 jobs	\$209,426-\$523,600
Developer Financial Commitment (TIIF \$ Investment/Developer Site \$ Investment)	6.30%	
Other Current Grant Funding Sources/Applications		
IMPLAN Assessment - Projected Annual State and Local Tax Collections Increase		\$2,675,625.43

Snead Property Management LLC

- ▶ Summary: The Applicant has applied for **\$128,005.36**
- ▶ Application includes engineering design fees, TIIF Scope of Work, associated utility relocation, contingency
- ▶ Discussion

TIIF All Rounds Awards Comparison



Executive Session (AS NEEDED)

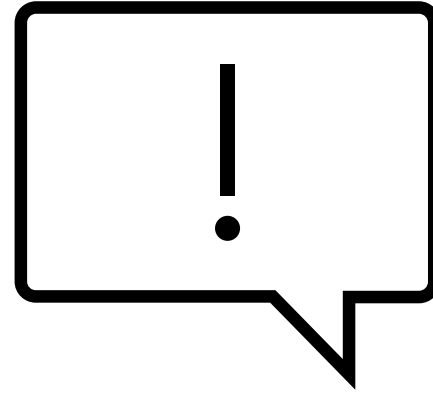
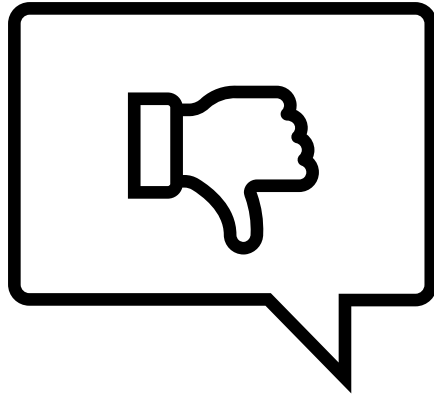
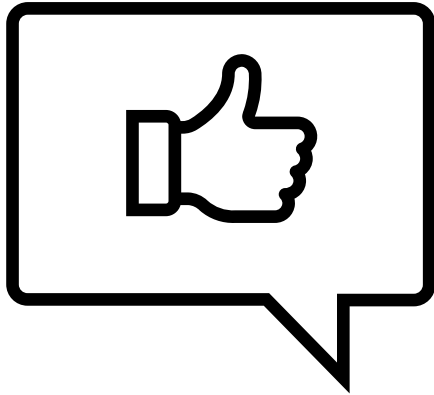
Vote on Received Applications

- ▶ KSIP I Piccard LLC (Reassignment and additional funding)
- ▶ City of Milford Industrial Park
- ▶ Snead Property Management LLC

Future Meetings

- ▶ Next submission deadline is 1/9/23
- ▶ Next Council Meeting is 3/22/23 at 1 p.m.
- ▶ 2023 Meeting dates are published on the TIIF website, <https://deldot.gov/Business/subdivisions/index.shtml?dc=tiif>

Public Comment



Adjourn

Thank You and
Happy Holidays!